

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel 01257 266999** Fax 01257 264256

Email info@peteregilkes.co.uk



**FOR SALE**

**RESIDENTIAL DEVELOPMENT LAND  
adjoining  
THORNTREES HOUSE  
WIGAN ROAD  
CUERDEN  
CLAYTON LE WOODS  
LEYLAND  
PR25 5SB**



**Price: £865,000**

- 1 acre (0.41 hectares)
- Planning Permission for 4 large superior quality executive houses
- Exclusive and established setting
- Near to all amenities and motorway intersections.

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



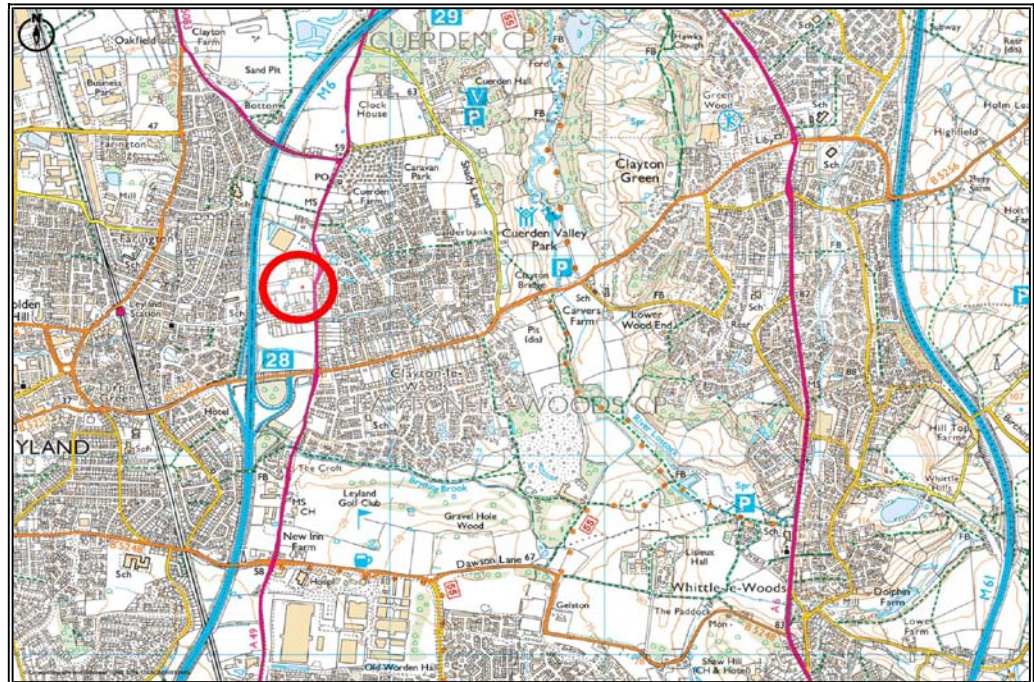
**CHARTERED SURVEYORS**  
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

**Description:** Set in a much sought after and established location between individual residences the land provides the opportunity of developing an exclusive and exciting project of large individual high specification residences.

The location is most convenient for comprehensive neighbourhood amenities including shops, schools and access into surrounding towns and into the City of Preston with the M6 motorway nearby facilitating easy commuting to the whole of the north west region.

**Location:**



**Tenure:** Site will be sold Freehold and free from Chief Rent.

Purchasers will be obliged to construct a road to adoption standard to connect with the land to the rear. Purchasers will be granted the opportunity of purchasing the land to the rear when Planning Consent is achieved.

**Services:** It is understood mains electricity, gas and water supplies are available as is drainage to the main sewer but purchasers are advised to make their own enquiries.

**Planning:** Full Planning Permission for 4 plots was granted by Chorley Borough Council on the 30 January 2024 (App. No. 23/00564/FUL).

In addition a 106 Agreement was entered into requiring payment of £8,000 towards the Biodiversity Net Gain (BNG) and the sum of £536 (£134 each plot) as a contribution towards play space.

**Access:** Access can be obtained directly off the highway, Wigan Road.

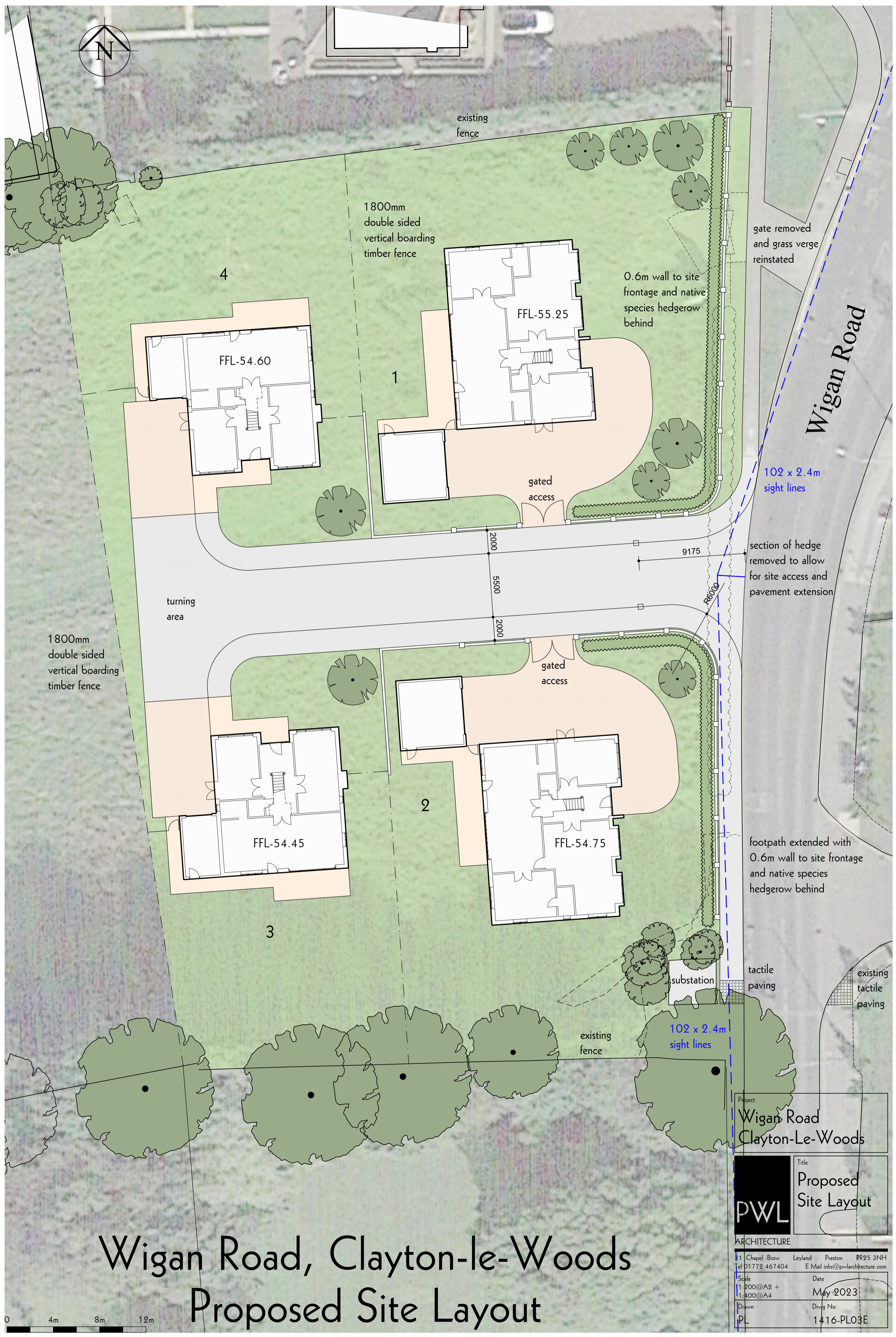
**CIL:** It is understood the properties will be subject to the Community Infrastructure Levy.

**To View:** By appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Land at Thorntrees House, Wigan Road, Cuerden Leyland PR25 5SB





Wigan Road

102 x 2.4m sight lines

section of hedge removed to allow for site access and pavement extension

footpath extended with 0.6m wall to site frontage and native species hedgerow behind

tactile paving

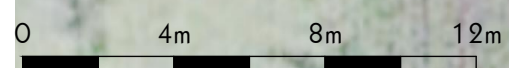
existing tactile paving

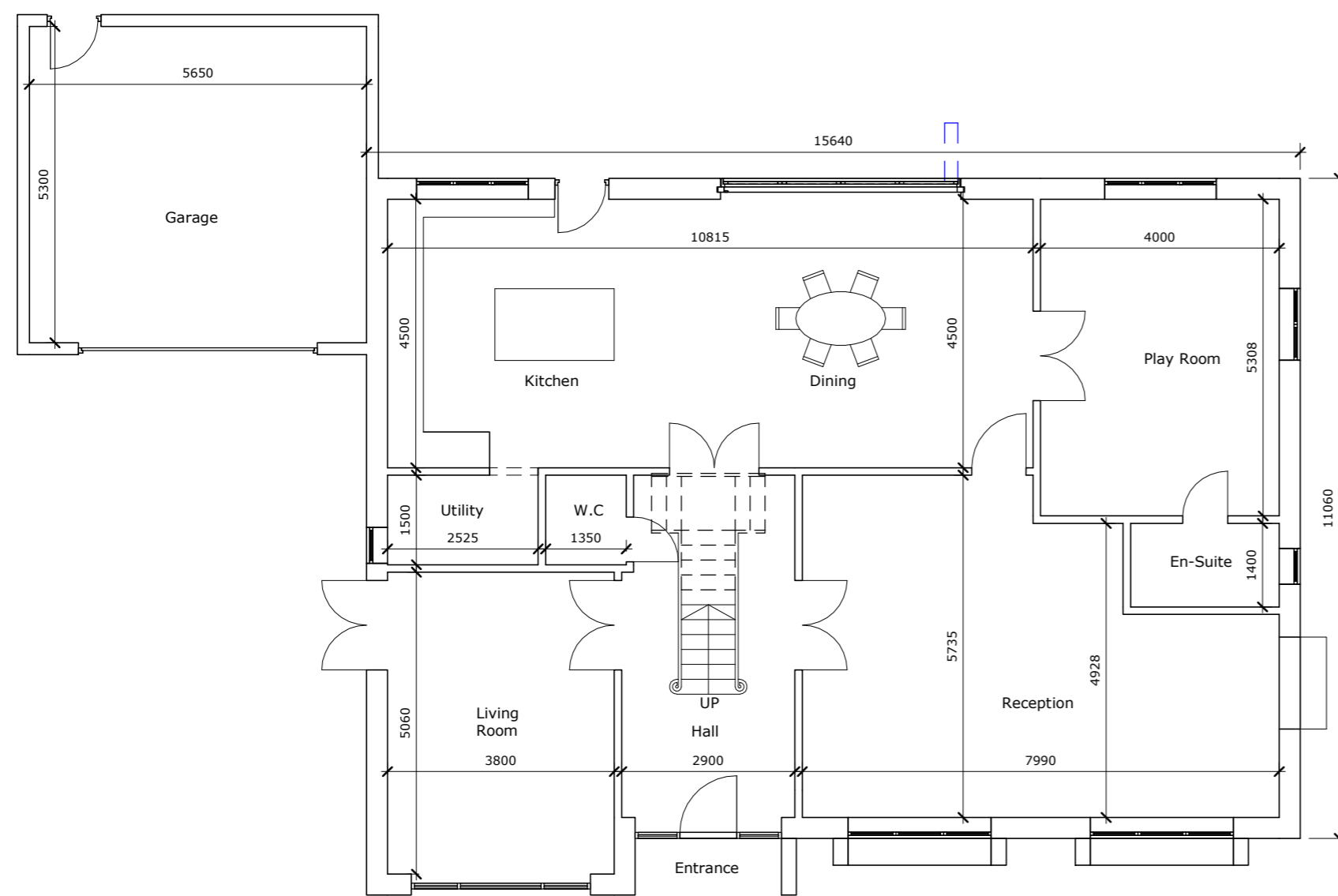
102 x 2.4m sight lines

Project		Wigan Road Clayton-Le-Woods	
Title		Proposed Site Layout	
PWL ARCHITECTURE			

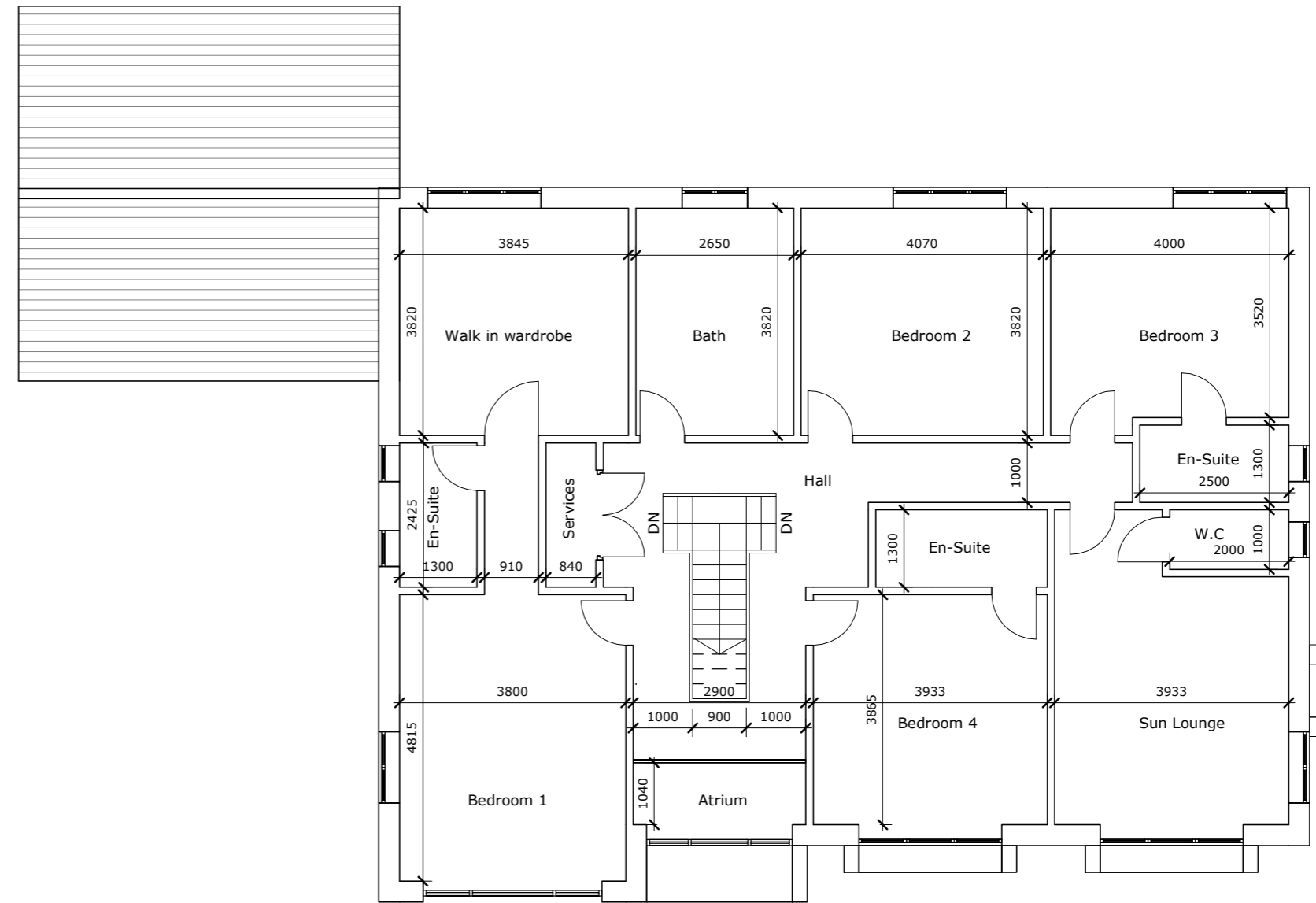
31 Chapel Brow Tel 01772 467404	Leyland E Mail info@pwlarchitecture.com	Preston PR25 3NH
Scale 1:200@A2 + 1:400@A4	Date May 2023	
Drawn PL	Drwg No 1416-PL03E	

# Wigan Road, Clayton-le-Woods Proposed Site Layout

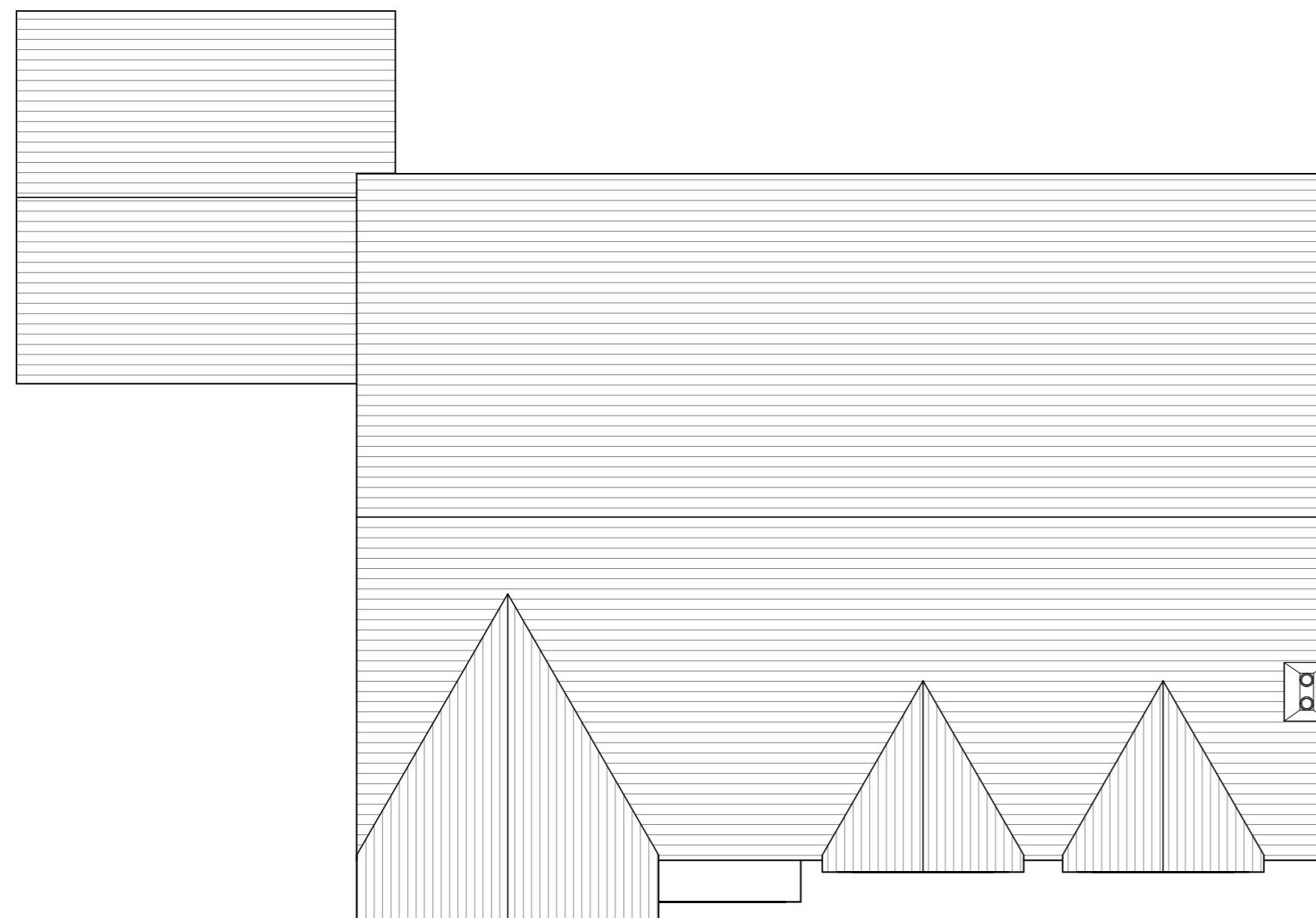




**Proposed Ground Floor**  
1 : 100

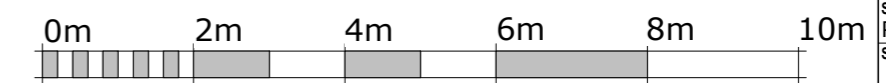


**Proposed First Floor**  
1 : 100



**Proposed Roof Plan**  
1 : 100

**House Plots 1 + 2**



VISUAL SCALE 1:100 @ A2

REV	DESCRIPTION	DATE

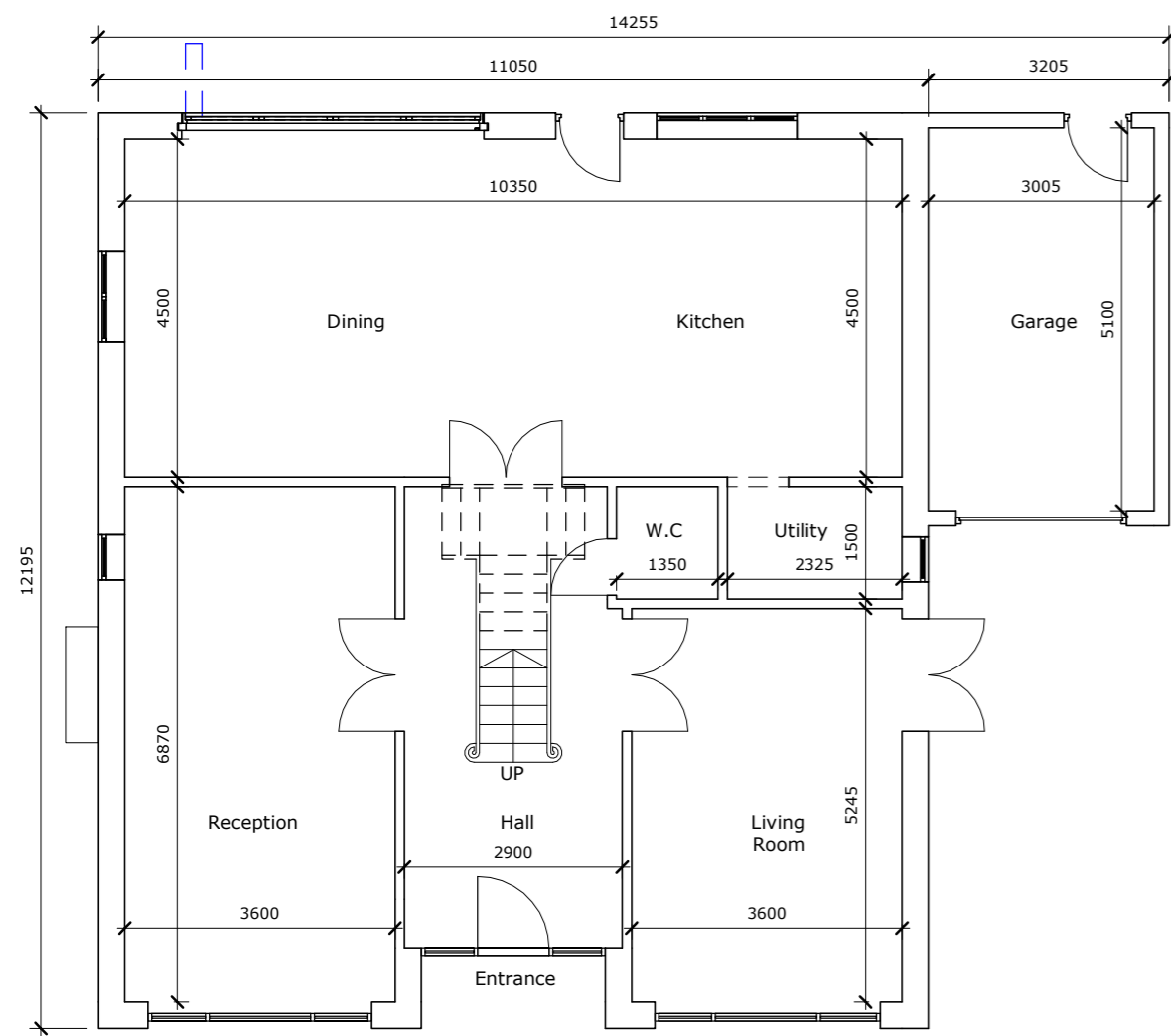
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**STATUS:**  
Planning Permission

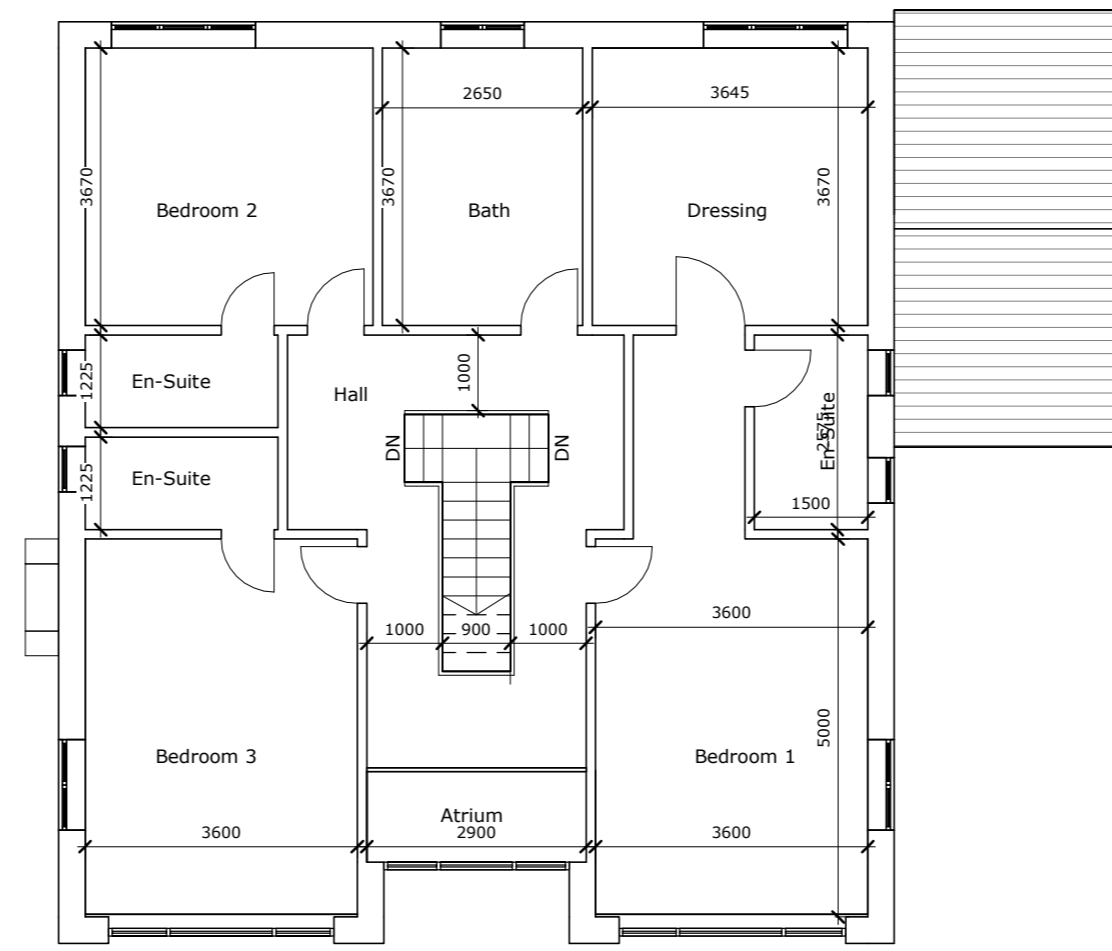
Planning + Design Consultancy  
115 Church Street, Preston,  
Lancashire, Pr1 3bs  
07999 328 998  
info@atarchitecturaldesign.co.uk  
www.atarchitecturaldesign.co.uk

**CLIENT:**  
Mr A Shah  
**ADDRESS:**  
Land At Wigan Rd  
Clayton-Le-Woods  
Leyland PR25 5SB

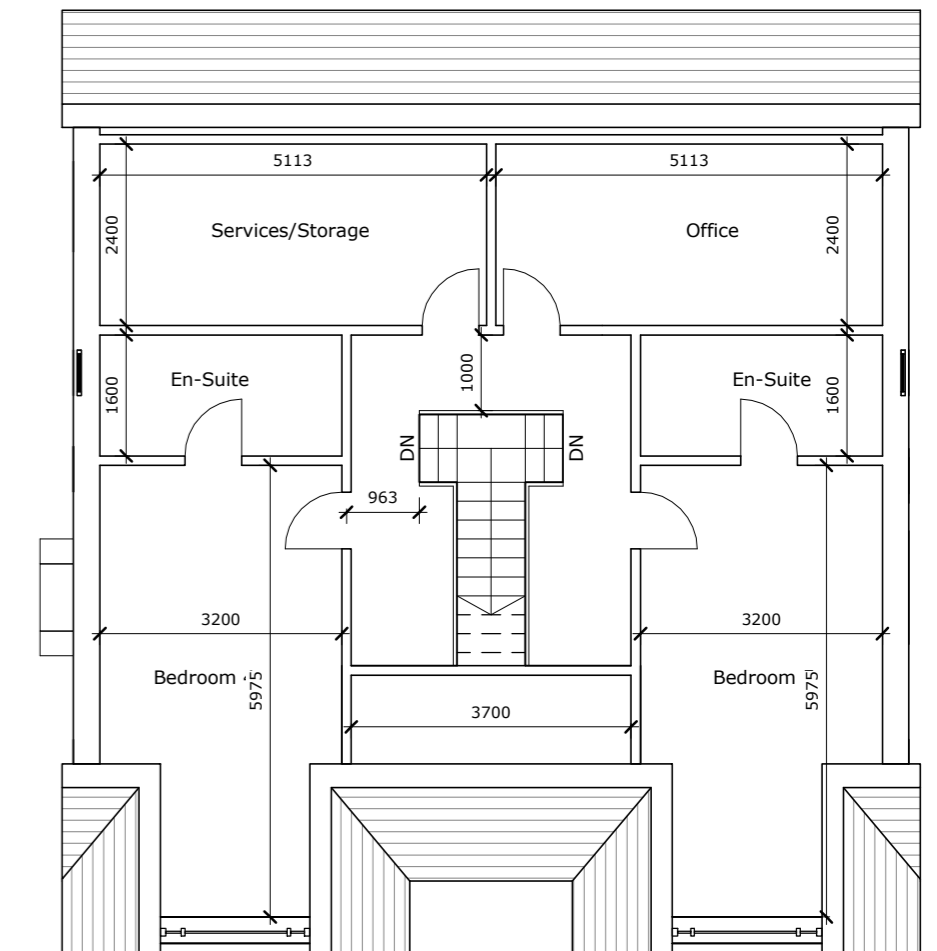
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SCALE @ A2:	DATE:	DRAWN:	CHECKED:
1 : 100	02.05.23	A.T	A.T
PROJECT NO:	DRAWING NO:	REVISION:	
2377	001		



**Proposed Ground Floor**  
1 : 100



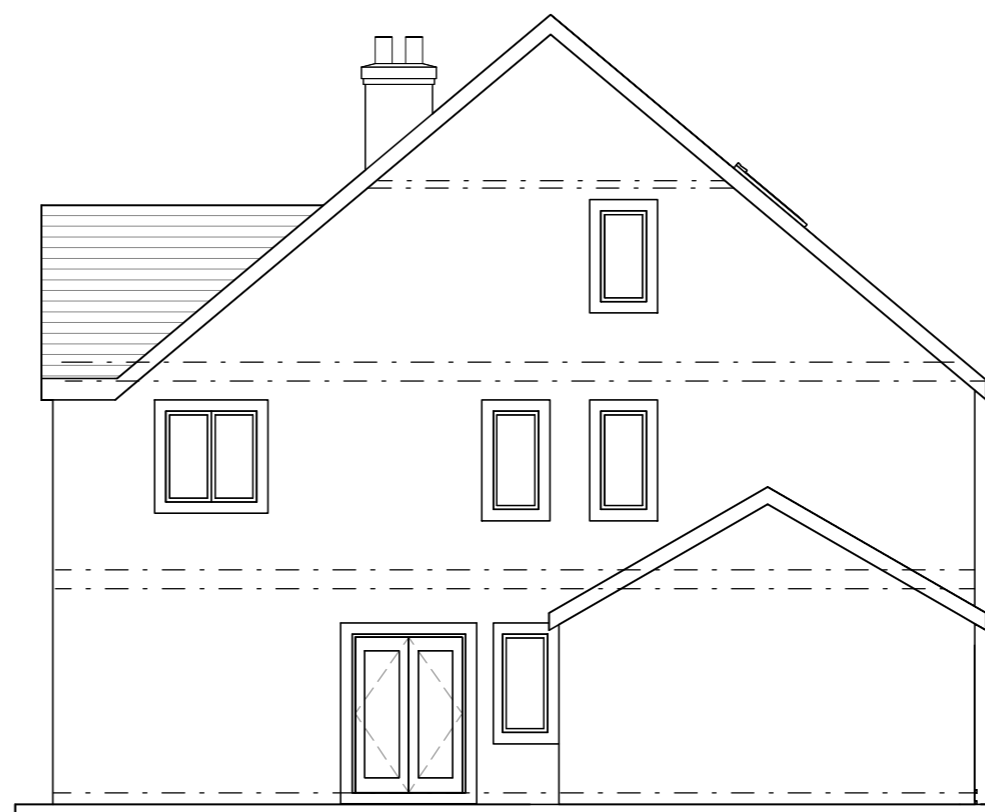
**Proposed First Floor**  
1 : 100



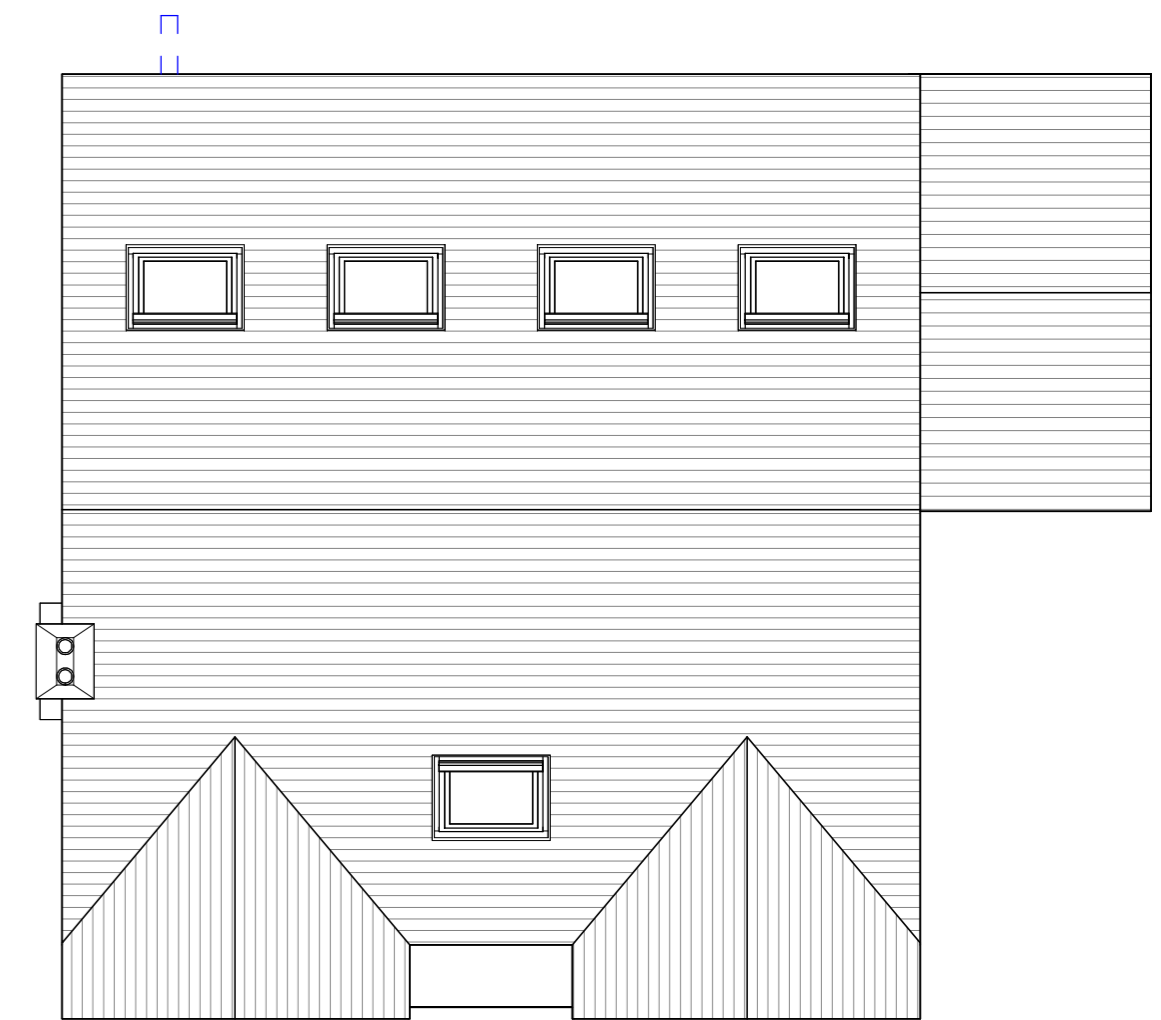
**Proposed Second Floor**  
1 : 100



**Proposed Front Elevation**  
1 : 100



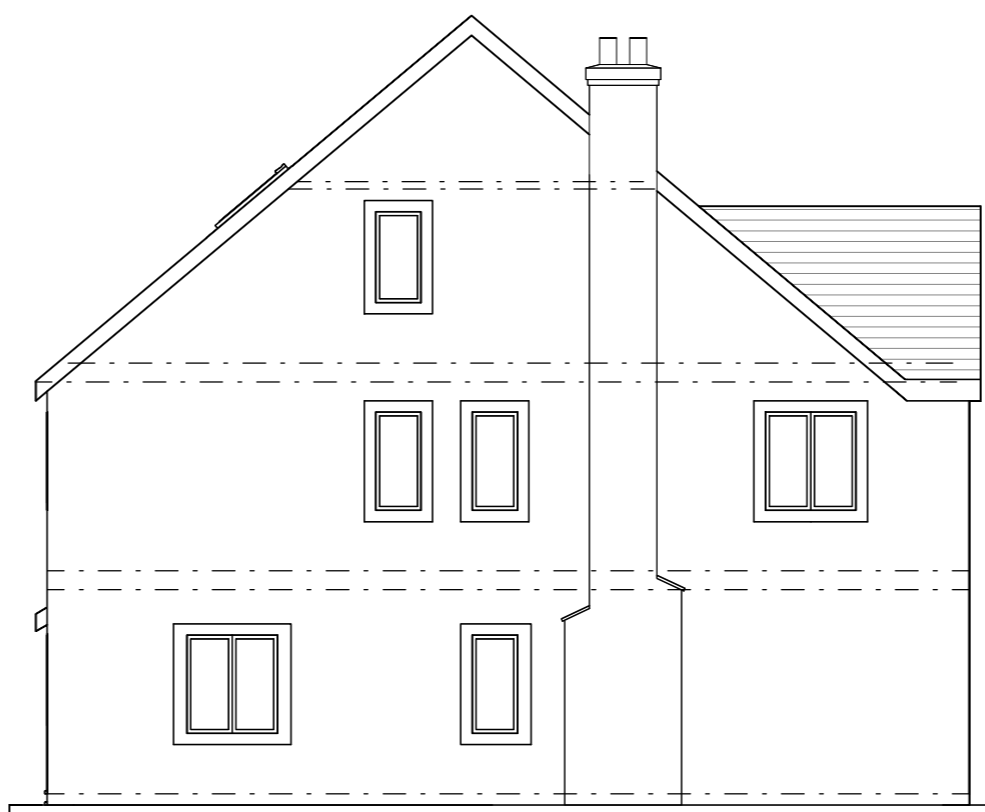
**Proposed Side Elevation A.A**  
1 : 100



**Proposed Roof Plan**  
1 : 100



**Proposed Rear Elevation**  
1 : 100



**Proposed Side Elevation B.B**  
1 : 100

**House Plots 3 + 4 Handed**



VISUAL SCALE 1:100 @ A2

REV	DESCRIPTION	DATE

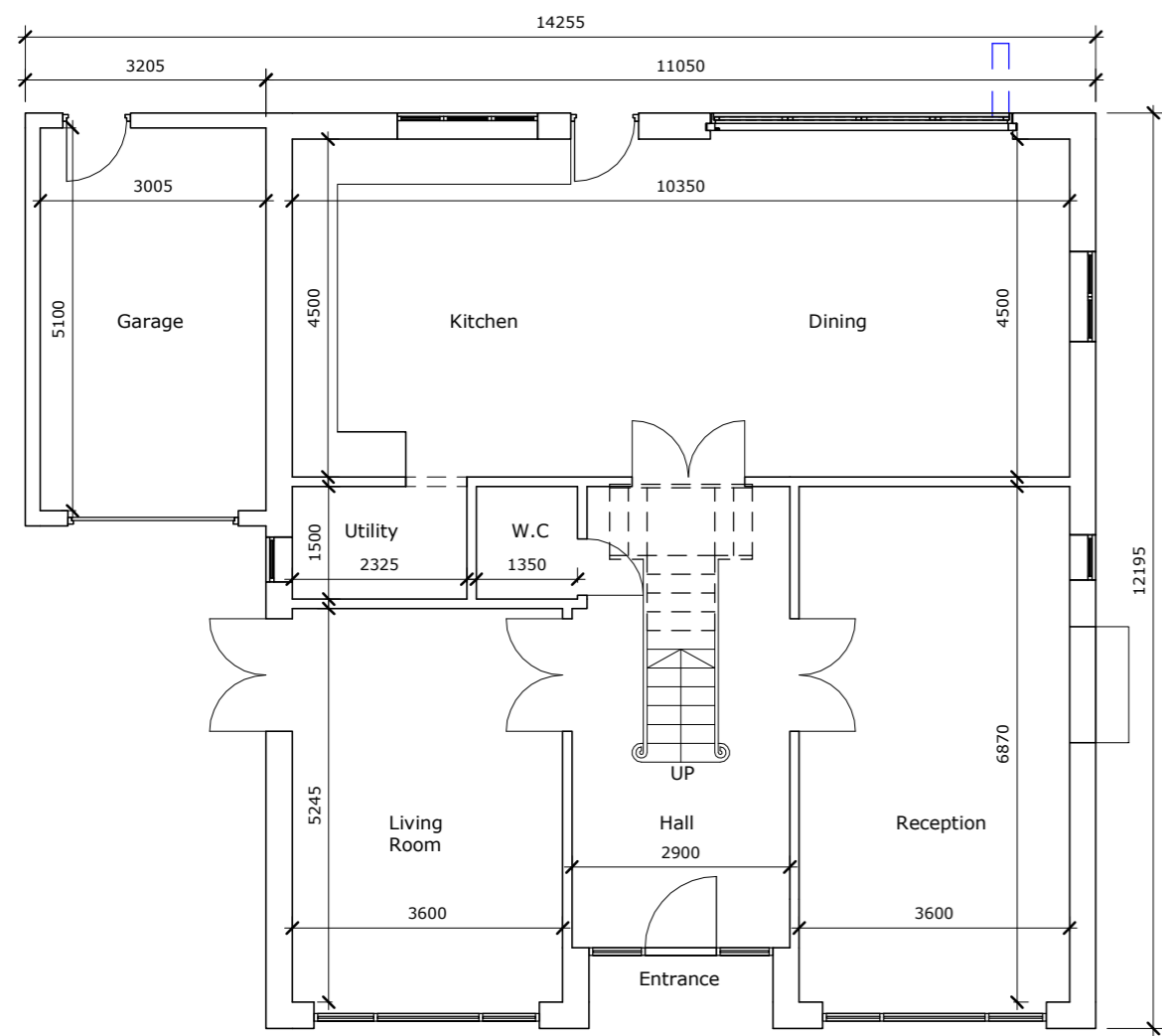
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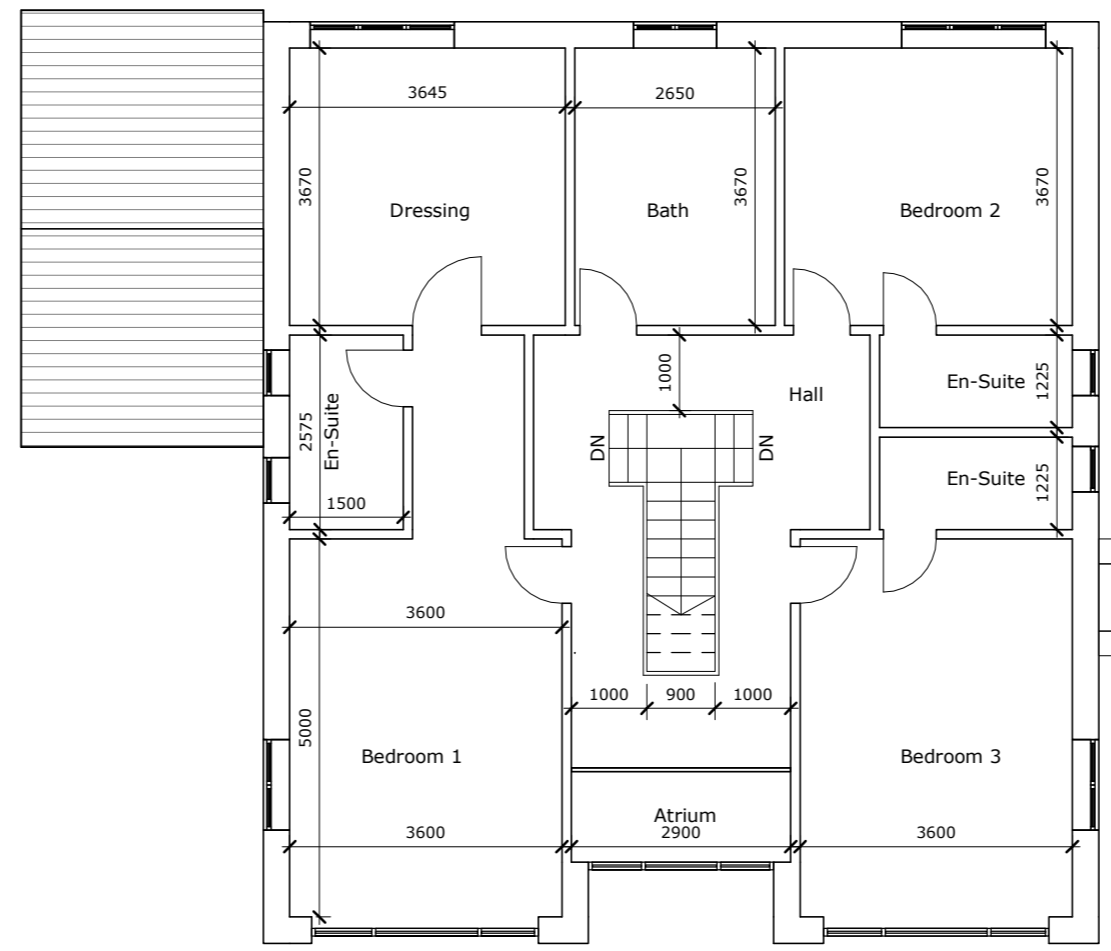
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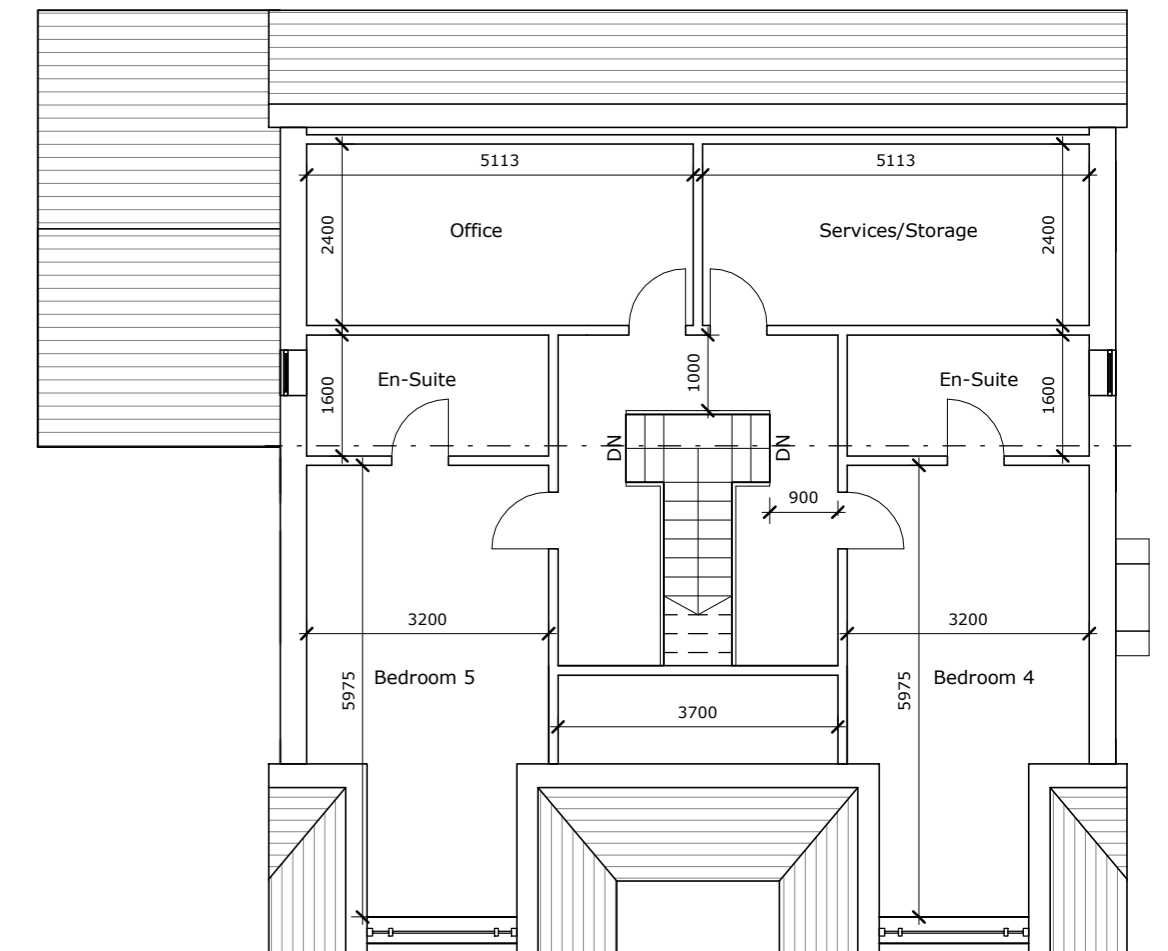
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SCALE @ A2:	DATE:	DRAWN:	CHECKED:
1 : 100	02.10.23	A.T	A.T
PROJECT NO: 2377	DRAWING NO: 001-Handed	REVISION:	



**Proposed Ground Floor**  
1 : 100



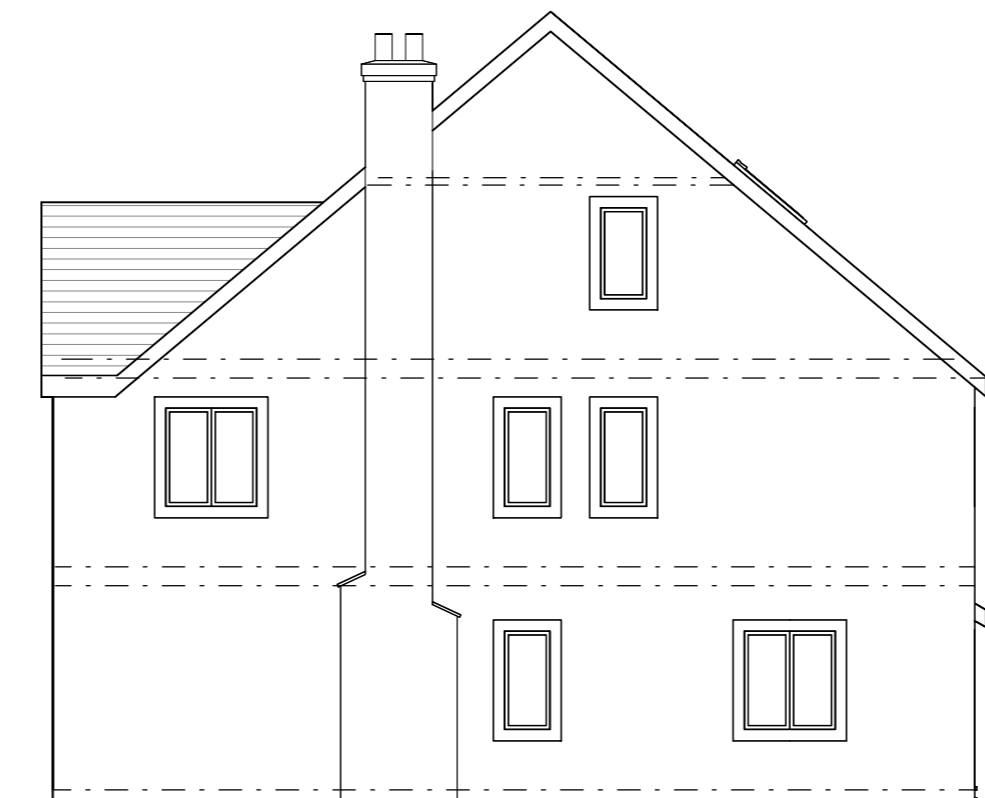
**Proposed First Floor**  
1 : 100



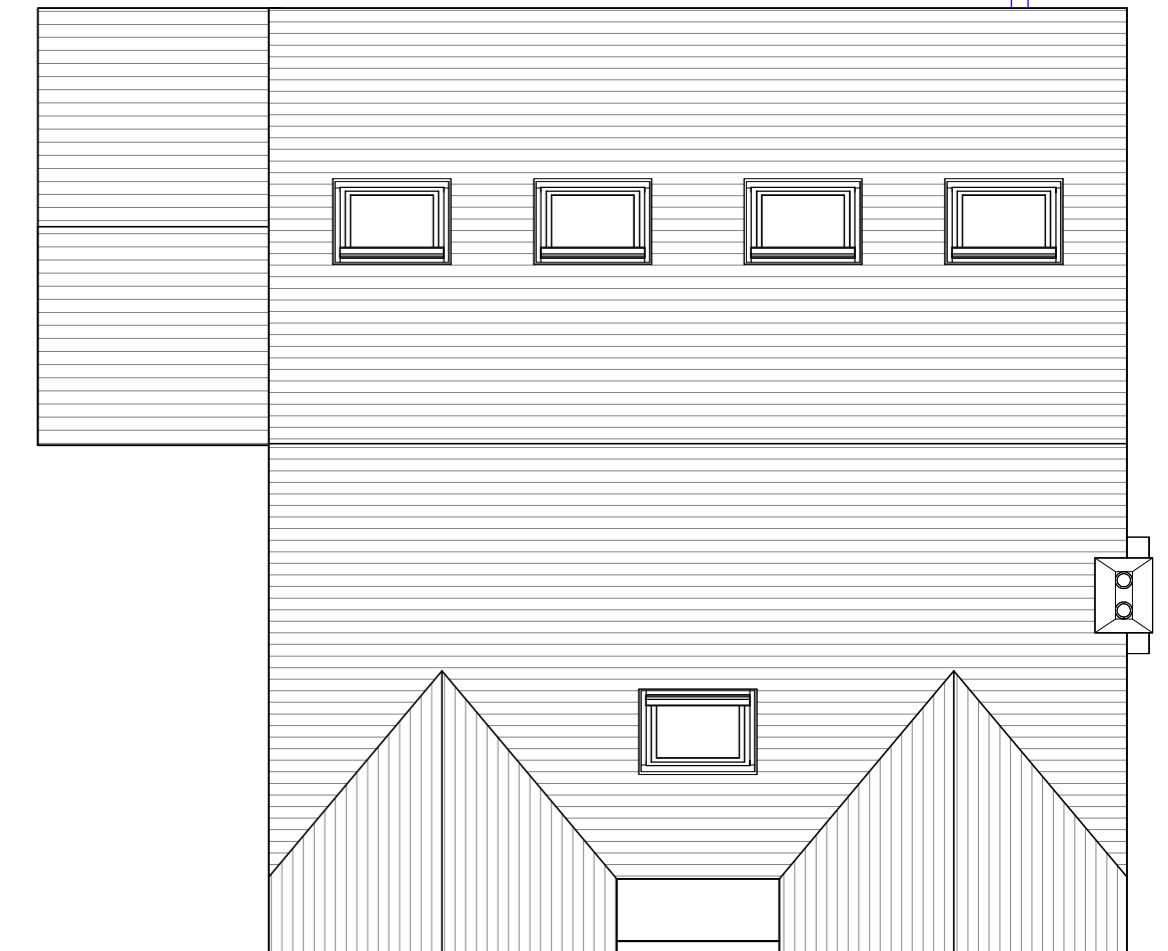
**Proposed Second Floor**  
1 : 100



**Proposed Front Elevation**  
1 : 100



**Proposed Side Elevation A.A**  
1 : 100



**Proposed Roof Plan**  
1 : 100

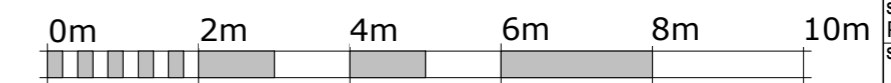


**Proposed Rear Elevation**  
1 : 100



**Proposed Side Elevation B.B**  
1 : 100

**House Plots 3 + 4**



VISUAL SCALE 1:100 @ A2

REV	DESCRIPTION	DATE

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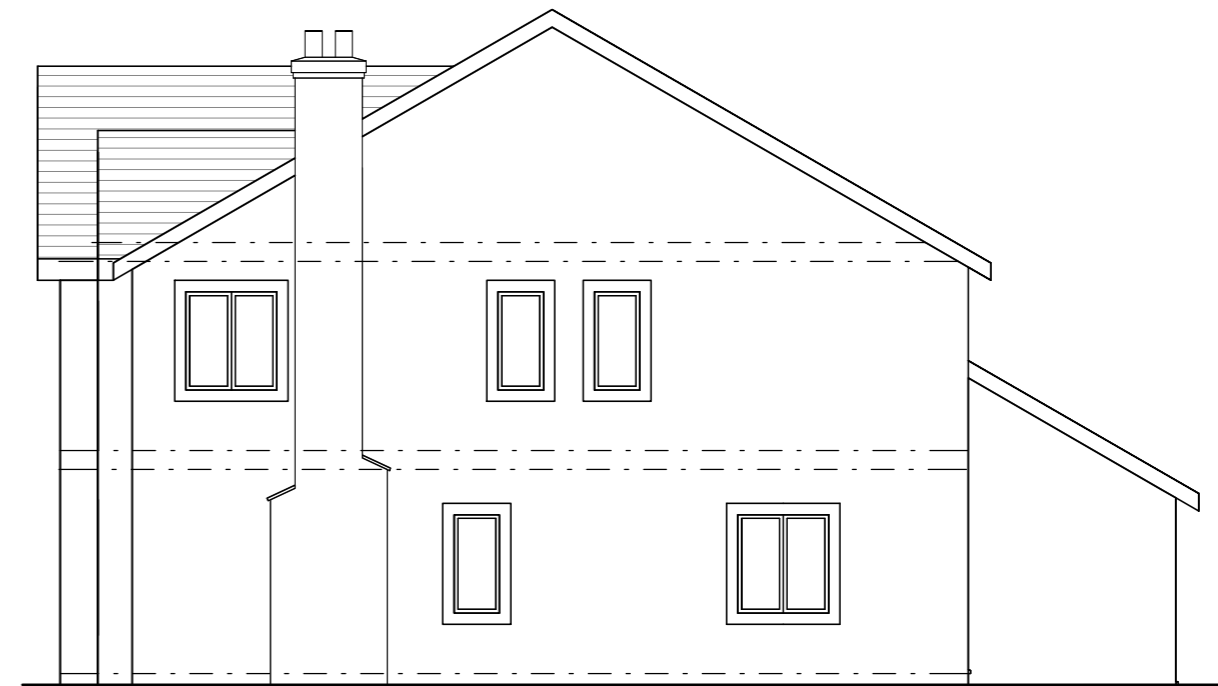
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SHEET: Proposed Floor Plans & Elevations			
SCALE @ A2:	DATE:	DRAWN:	CHECKED:
1 : 100	28.03.23	A.T	A.T
PROJECT NO:	DRAWING NO:	REVISION:	
2377	001		





**Proposed Front Elevation**  
1 : 100



**Proposed Side Elevation A.A**  
1 : 100

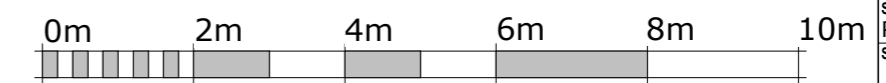


**Proposed Rear Elevation**  
1 : 100



**Proposed Side Elevation B.B**  
1 : 100

**House Type A - Facing Wigan Road**



VISUAL SCALE 1:100 @ A2

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Land At Wigan Rd Clayton-Le-Woods Leyland PR25 5SB		
SHEET:		
Proposed Elevations		
SCALE @ A2:	DATE:	DRAWN:
1 : 100	02.05.23	A.T
PROJECT NO:	DRAWING NO:	CHECKED:
2377	002	A.T
		REVISION:

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Proposed Elevations		
SCALE @ A2:	DATE:	DRAWN:
1 : 100	02.05.23	A.T
PROJECT NO:	DRAWING NO:	CHECKED:
2377	002	A.T
		REVISION: